

IN RE: PETITION FOR ADMINISTRATIVE  
SPECIAL HEARING  
E/S Garrison Forest Road, 825' N of  
centerline of Green Spring Valley Road  
3<sup>rd</sup> Election District  
3<sup>rd</sup> Councilmanic District  
115 Garrison Forest Road  
Edwin W. Levering, IV  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 99-455-SPH  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for special hearing filed by the legal owner of the subject property, Edward W. Levering, IV, for property he owns at 115 Garrison Forest Road in the Worthington Park area of Baltimore County. The subject property is zoned R.C.2. The special hearing request is to construct an addition to a building. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

The Petitioner seeks approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of the requirements set forth in Sections 26-203(c)(8) and 26-278 thereof, to permit an addition to a building located in a historic district.

The Petitioner has filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code, and a floor plan of the property depicting the existing and proposed improvements. The information submitted is persuasive that the proposed improvements are consistent with the character and historic features of the existing dwelling and will not be inappropriate. There were no adverse comments from any Baltimore County reviewing agency, including the Landmark's Preservation Commission, who reviewed the property at its meeting on May 13, 1999. There is no evidence in the file to indicate that the requested waiver would adversely affect the health, safety or general welfare of the surrounding community and should

ORDER RECEIVED FOR FILING

Date

By

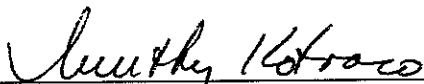
Called 99  
J. R. Garrison

therefore be granted. Moreover, the relief requested complies with the requirements of Section 26-542 of the B.C.Z.R., and should therefore be approved.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21<sup>st</sup> day of June, 1999 that the Petition for Special Hearing seeking approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of Sections 26-203(c)(8) and Section 26-278 thereof, to permit construction of an addition to a building located in a historic district, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Prior to issuance of a building permit, existing wells and septic systems must be inspected, shown on plan and upgraded, as necessary, to meet current standards.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING  
DATE 6/22/99  
BY J. P. Gannon



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

June 21, 1999

Mr. Edwin W. Levering, IV  
115 Garrison Forest Road  
Owings Mills, Maryland 21117

Re: Petition for Special Hearing  
Case No. 99-455-SPH  
Property: 115 Garrison Forest Road

Dear Mr. Levering:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

# Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 115 GARRISON FOREST RD  
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to CONSTRUCT

ADDITION TO BUILDING.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

## Legal Owner(s):

EDWIN W. LEVERING IV

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

## Representative to be Contacted:

EDWIN W. LEVERING IV

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 16 day of June, 1999 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 99-455-SPH

Reviewed By JRF Date 5-14-99

Estimated Posting Date 5-23-99

REU 9/18/98

# Affidavit in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 115 GARRISON FOREST RD  
Address  
OWINGS MILLS MD 21117  
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Edwin W. Levering IV  
Signature

\_\_\_\_\_  
Signature

EDWIN W. LEVERING IV  
Name - Type or Print

\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of MAY, 1999 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

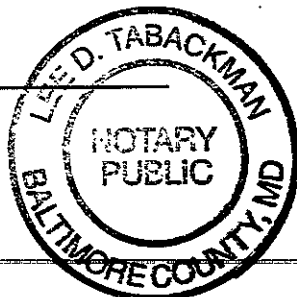
EDWIN W. LEVERING IV

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

5-6-99



Notary Public

Lee D. Tabackman

My Commission Expires

3/4/02

# Affidavit

## in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 115 GARRISON FOREST RD  
Address  
OWINGS MILLS MD 21117  
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Edwin W. Levering IV  
Signature

\_\_\_\_\_  
Signature

EDWIN W. LEVERING IV  
Name - Type or Print

\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

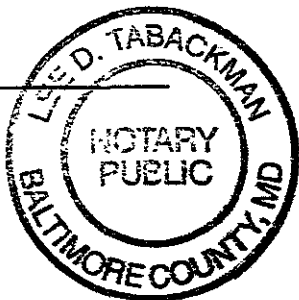
I HEREBY CERTIFY, this 6 day of MAY, 1999 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

EDWIN W. LEVERING IV

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

5-6-99  
Date



Lee D. Tabackman  
Notary Public

My Commission Expires 3/4/02

ZONING DESCRIPTION FOR 115 Garrison Forest Road

Beginning at a point on the EAST side of Garrison Forest Road which is 70 feet wide at a distance of 825 feet North of the centerline of the nearest improved street Green Spring Valley Road which is 70 feet wide. As recorded in Deed Liber 7428, Folio 165 and which Plat is recorded in Baltimore County Plat 6992, folio 211. Also known as 115 Garrison Forest Road and located in the 3rd. Election District, 3rd Councilmatic District.

455  
99.455-SPH

**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **067390**

DATE **5-14-99**

ACCOUNT **B-001-6150**

AMOUNT **\$ 50.00**

RECEIVED FROM: **Edwin W. Levering IV**

**115 Garrison Forest Rd.**

**Item # 455**

FOR: **Administrative Special Hearing, Taken by: JRF**

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**99.455.SPH**

CASHIER'S VALIDATION

**PAYD RECEIPT**

TIME	ACTUAL	TIME
5/17/1999	5/16/1999	14:37:58
REG 6802	CASHIER LSN LNS	ARMER
Dept 5	539 ZONING VERIFICATION	
Receipt #	093532	0914
CR #	067390	

Receipt Tot **50.00**  
 .00 OK **60.00** CR  
**10.00** - CR  
 Baltimore County, Maryland



# CERTIFICATE OF POSTING

RE Case No 99-455-SPH

Petitioner Developer O'KEEFE/ETAL

ADMIN. SPEC. HRY.

Date of Hearing Closing 5/07/99  
6/7/99

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #115 GARRISON FOREST RD.

The sign(s) were posted on \_\_\_\_\_

5/22/99  
(Month, Day, Year)

Sincerely,

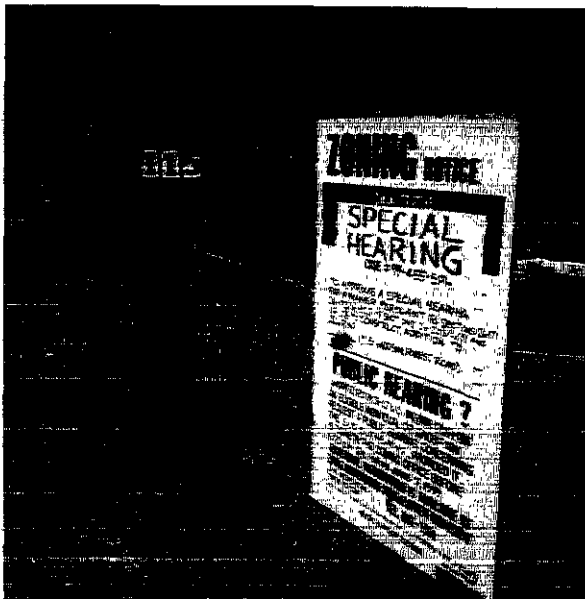
Patrick M. O'Keefe 5/30/99  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571  
(Telephone Number)



99-455-SPH

#115 GARRISON FOREST RD

CL- 6/7/99

**ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES**Case Number 99- 455 -SPH Address 115 Garrison Forest Rd.Contact Person: Jun R. Fernando Phone Number: 410-887-3391  
Planner, Please Print Your NameFiling Date: 5-14-99 Posting Date: 5-23-99 Closing Date: 6-7-99

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

-----  
(Detach Along Dotted Line)**Petitioner: This Part of the Form is for the Sign Poster Only****USE THE SPECIAL HEARING SIGN FORMAT**Case Number 99- 455 -SPH Address 115 Garrison Forest Rd.Petitioner's Name Edwin W. Levering IV Telephone 410-363-3614Posting Date: 5-23-99 Closing Date: 6-7-99Wording for Sign: Administrative Special Hearing to approve a waiver pursuant to  
Sections 26-171, 26-172Cb), BCC of Sections 26-203Cc)Ce) and  
Section 26-278 to construct addition to building.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 455

Petitioner: EDWIN W. LEVERING IV

Address or Location: 115 GARRISON FOREST RD  
OWINGS MILLS, MD  
21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: EDWIN W. LEVERING IV

Address: 115 GARRISON FOREST RD  
OWINGS MILLS, MD 21117

Telephone Number: 410-363-3614

Revised 2/20/98 - SCJ

**99.455-SPH**

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** May 25, 1999

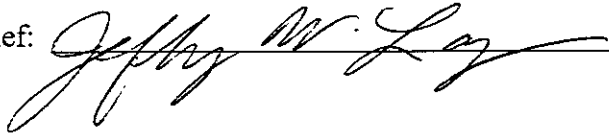
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 426, 435, 436, 437, 438, 439, 444, 445, 446, 448 and 455

If there should be any questions or this office can provide additional information, please  
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in cursive script, appearing to read "Jeffrey W. Long", written over a horizontal line.

AFK/JL

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Dept. of Permits & Development Management

**DATE:** June 18, 1999

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** No. 115 Garrison Forest Road

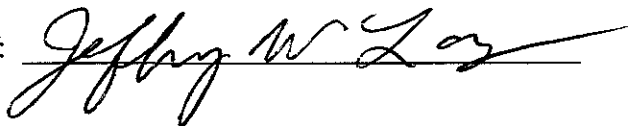
### INFORMATION

Item Number: 99-455  
Petitioner: Ted Levering (Owner)  
Zoning: RC- 5  
Requested Action: Special Hearing

### RECOMMENDATIONS ON THE PROPOSAL

At their meeting on May 13, 1999, the LPC reviewed the applicant's proposal for an addition to the "Cornelia Levering House," MHT BA # 1629, 115 Garrison Forest Road. The Commission unanimously agreed not to comment on the proposal since the house has already lost much of its integrity as a historic structure through earlier inappropriate additions and alterations.

Section Chief:



KA:kra

cc: Ted Levering



Baltimore County  
Fire Department

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

June 2, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 24, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

426, 434, 435, 436, 437, 438, 439, 444, 445, 446, 447,  
448, 449, 450, 451, 452, ~~453~~, and 455

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1101F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

RECEIVED JUN 17 1999

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: June 3, 1999

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

SUBJECT: Zoning Item #~~495~~ *99-455 RBS*

115 Garrison Forest Road

Zoning Advisory Committee Meeting of May 24, 1999

----- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

----- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

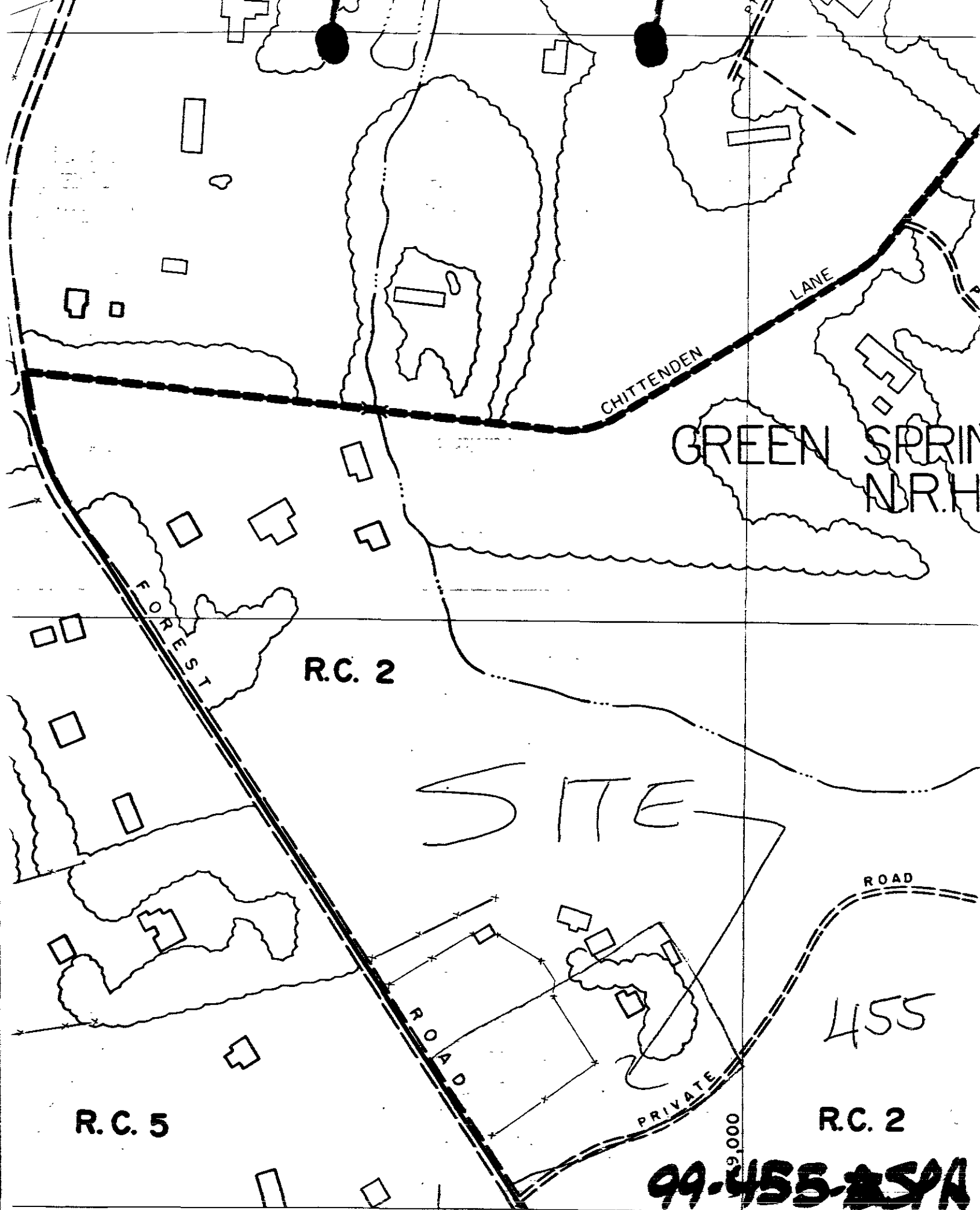
  X   The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

----- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

----- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

----- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

  X   Prior to issuance of a building permit, existing wells and septic systems must be inspected, shown on plan and upgraded, as necessary, to meet current standards.



R.C. 5

R.C. 2

SITE

CHITTENDEN LANE

GREEN SPRING  
N.R.H.

FOREST ST

ROAD

PRIVATE

ROAD

455

R.C. 2

9,000

99-455-25A

(SHEET N.W.-10-G)

NW 11 G

BALTIMORE COUNTY



# Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

PROPERTY ADDRESS: 115 GARRISON FOREST RD see pages 5 & 6 of the CHECKLIST for additional required information


Subdivision name: \_\_\_\_\_

Plat book # 992 folio # 211, lot # 1, section # \_\_\_\_\_

OWNER: EDWIN W. LEVERING JR

SEE ATTACHED

SEE  
ATTACHED

 Vicinity Map  
North  
Scale: 1"=1000'

## LOCATION INFORMATION

Election District: 3

Councilmanic District: 3

1"=200' scale map#: RC-2 NW 115

Zoning:

Lot size: 3.048

acreage square feet

SEWER: ☐ public ☒ private

WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☐ Yes ☒ No

Prior Zoning Hearings:

None

## Zoning Office USE ONLY

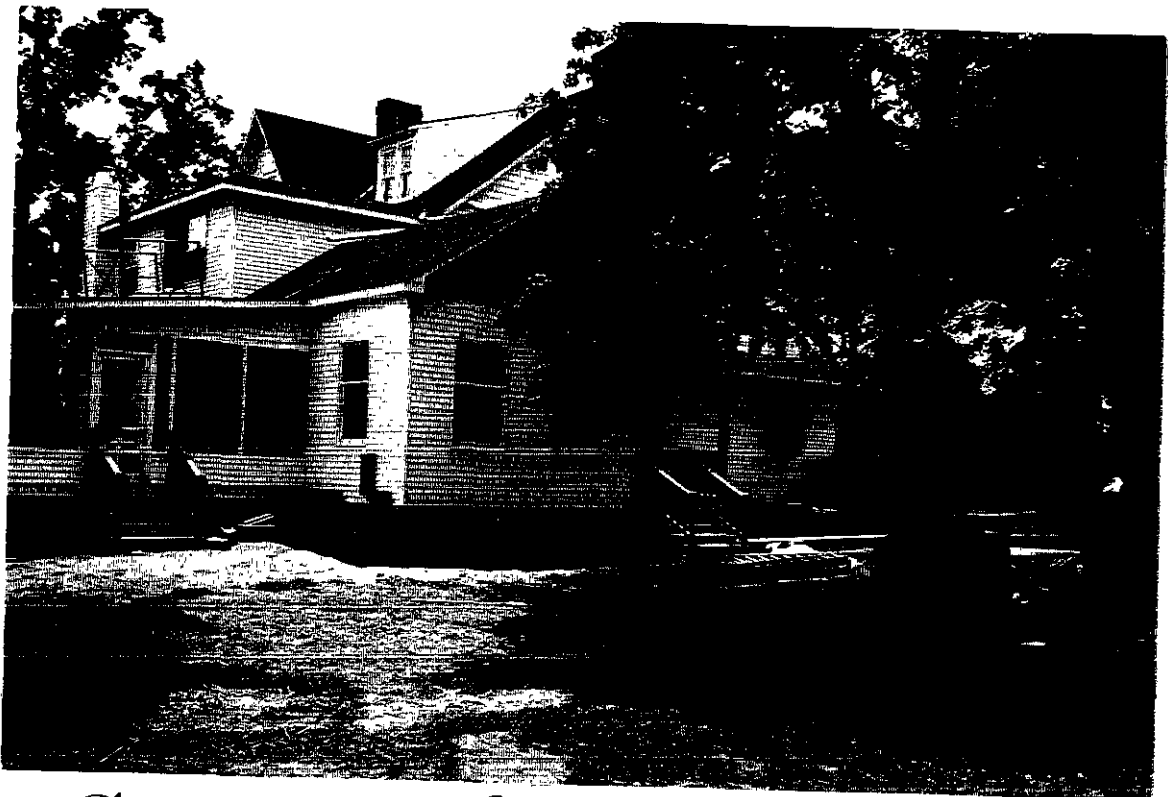
reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE #: \_\_\_\_\_

North  
date: 5/6/99  
prepared by: EWL

Scale of Drawing: 1"= 50'

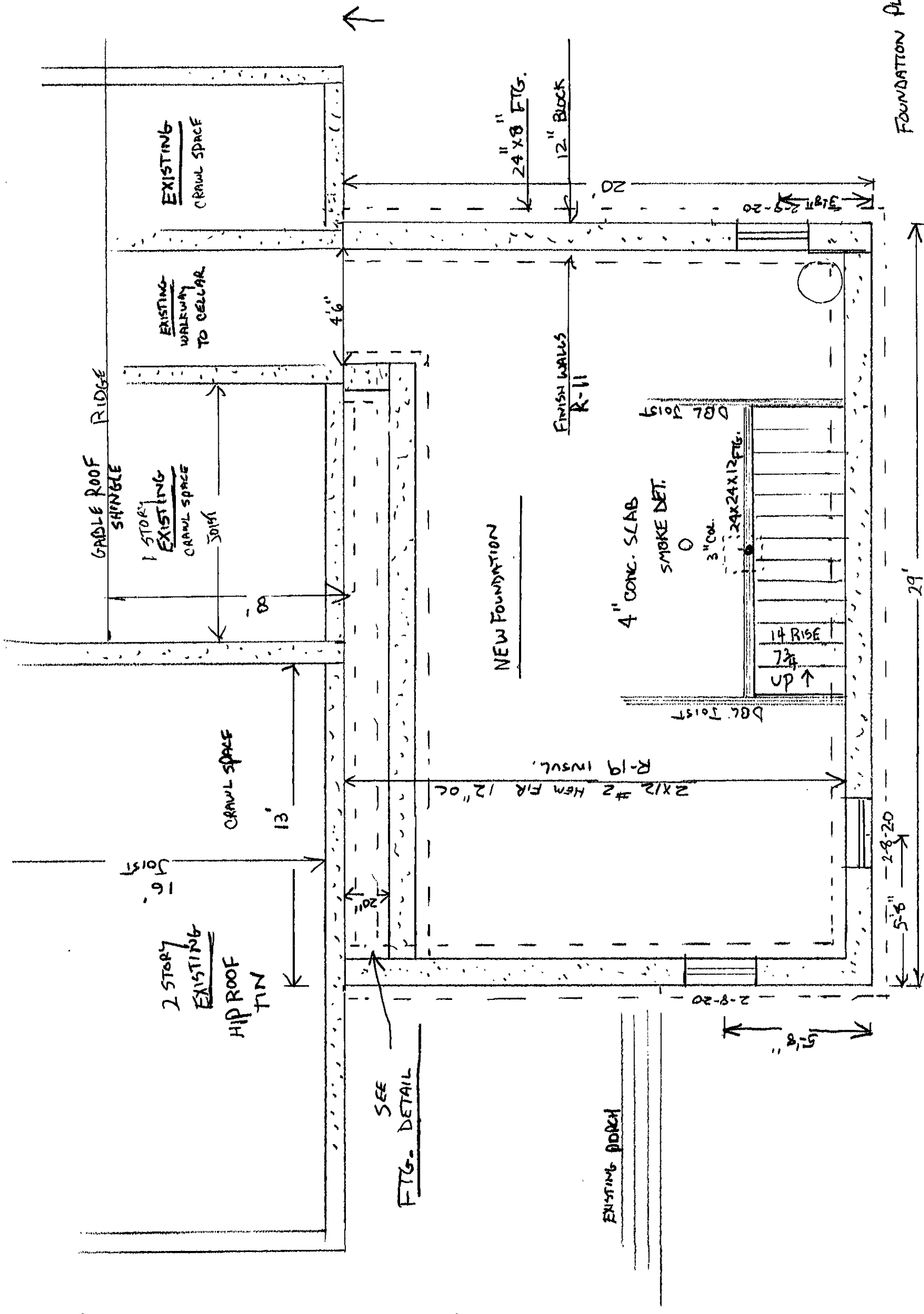


- SCREEN PORCH TO BE REMOVED
- ENCLOSED ROOM WITH BASEMENT BELOW  
IN ~~THE~~ PLACE OF SCREEN PORCH



~~PEAK~~ GABLED ROOF  
REAR OF HOUSE

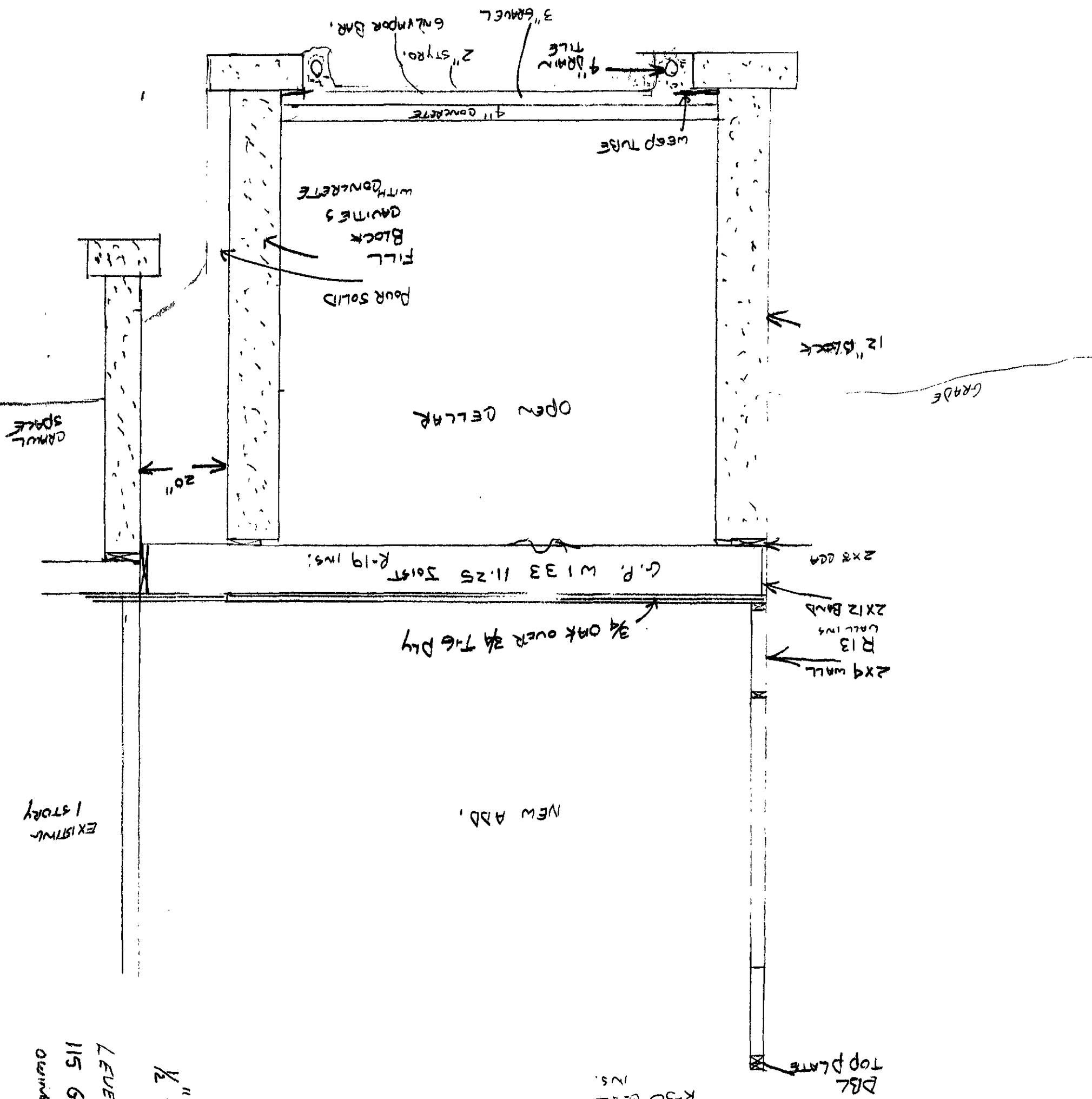
455  
99-455-ASPA



FOUNDATION PLAN

$$\frac{1}{4}'' = 1'$$

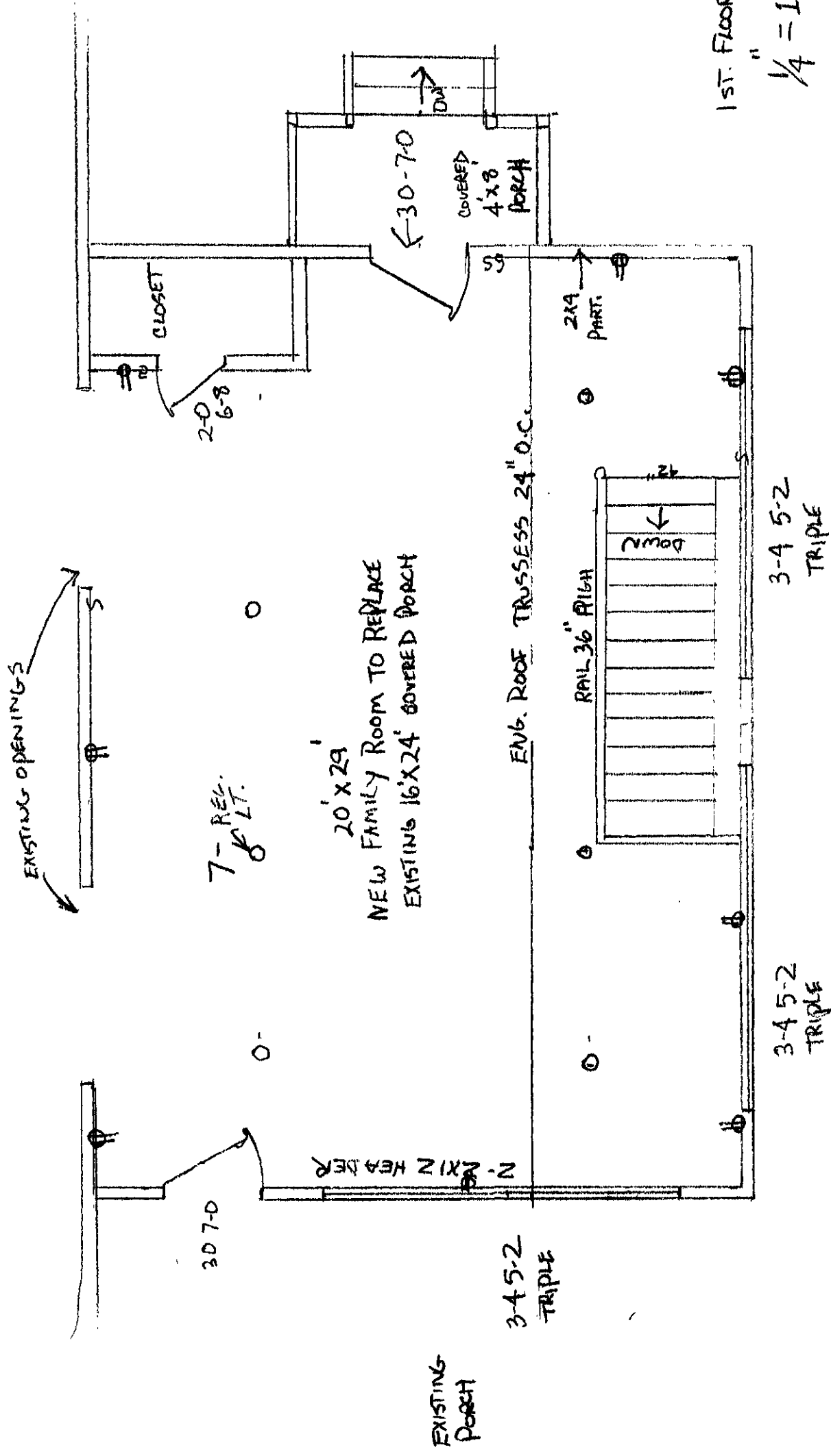
LEVERING RES  
115 GARRISON FOREST RD.  
OWINGS MILLS MD.



LEVERING RES.  
115 GARRISON FOREST RD.  
OWNERS MILES MD.

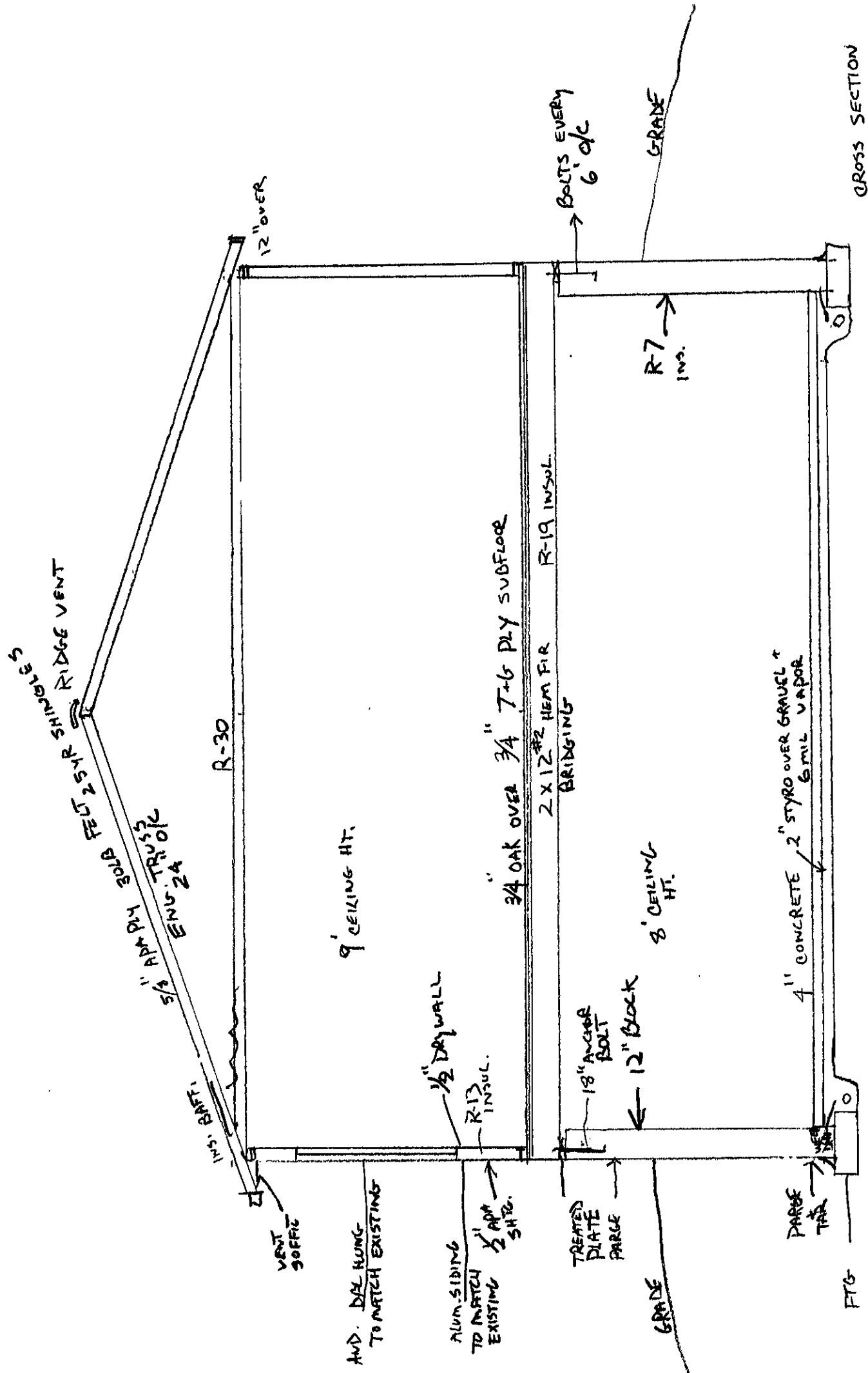
1/2" = 1'

EXISTING KIT - FAMILY



1ST. FLOOR PLAN  
1/4" = 1'

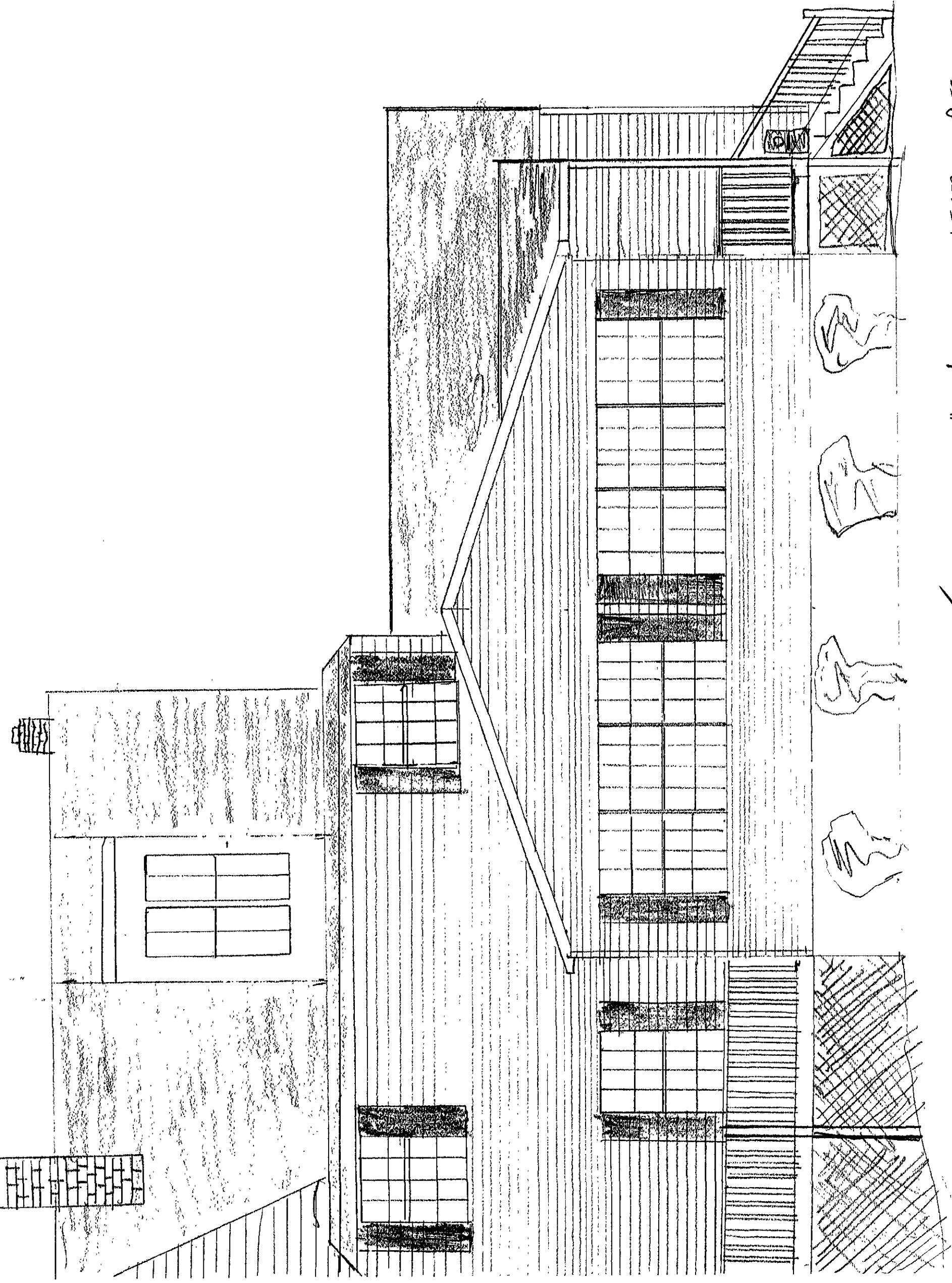
LEVERING RES.  
115 GARRISON FOREST RD.  
OWINGS MILLS MD.



CROSS SECTION

1" = 1'

LEVERING RES.  
 115 GARRISON FOREST RD.  
 OWINGS MILLS MD.



$\frac{1}{4}'' = 1' +$

1455

LEVERING RES  
115 GARRISON FOREST RD.  
OWINGS MILLS MD.

99-455-SPH

